

Sites with the Most Redevelopment Potential

Region	Official Superfund Site Name	Common Name	Redevelopment List Area of Focus
1	New Bedford	New Bedford Harbor	
1	Raymark Industries, Inc.	Raymark Industries	
2	Roebling Steel Co.		
3	BoRit Asbestos	BoRit	
3	Crater Resources Inc./Keystone Coke Co./Alan Wood Steel Co.	Crater Resources	
3	Metal Bank		
4	Florida Steel Corp.	Florida Steel	

Location	Current Site Use	Site Type
Bedford, MA	Commercial fishing port	Urban tidal estuary with PCB and heavy metals contamination from local industry
Stratford, CT	Vacant	Electronics Manufacturing
Burlington County, NJ	Inactive and parcels in reuse	Manufacturing/processing
Ambler, PA	The reservoir parcel is home to the Wissahickon Waterfowl Preserve, a bird sanctuary with a bird viewing area and walking trails. Other parcels vacant.	ACM disposal from nearby industry
Upper Merion Township, PA	Commercial business park	Coke and coke byproduct manufacturing facility
Philadelphia, PA	Industrial, materials recovery	Metal recovery
Indiantown, FL	Vacant	Manufacturing/processing

NPL Status	Cleanup Status	Lead
Final	RA	EPA
Final	RD	EPA
Final	O&M (non-LTRA)	EPA
Final	RA (ROD signed July 2017)	EPA (PRP identification ongoing)
Final	RA	EPA
Final	Construction Complete	PRP
Final	LTRA	PRP

Potential Reuse Opportunities	Current Owner
Port revitalization: mixed-use/ residential/ commercial; Expanded commercial port facilities; cleanup making riverside properties available for commercial and residential development	Local government
East Broadway property: self-storage warehouse; Former ballfield property: mixed-use development inclusive of a new facility for town of Stratford's Department of Public Works	Private
NJ Transit designed and constructed a light rail commuter station in a leased five-acre portion of the site.	Local government
Developer of Pile Property interested in development near train. The other two parcels are being/have been developed into a park for recreational use and a waterfowl preserve.	Private
Expanded commercial and residential uses.	Private
Potential for commercial/industrial; City planning to expand Northeast River Trail	Private
Heavy Industrial	Private

Status of Owner	Name of Potential BFPP or Developer	Barriers
	Local government	Resources needed to complete cleanup and make property available for reuse
BFPP for East Broadway property	East Broadway Self Storage	Need to dovetail redevelopment and remedy construction
BFPP	NJ Transit	None
	Private	
	TBD: Private and local government	
PRP	Floridian Natural Gas Storage	None

Potential Actions to Help

SF appropriations needed to supplement SA funds for cleanup;
Outlining current and future use availability of site parcels to attract developers.

East Broadway property: actively negotiating with BFPP on agreement for construction - developer would receive EPA funding for cap construction concurrent with redevelopment. Former ballfield property: coordinate/dovetail remedy construction in the ballfield with the Town's envisioned reuse.

PPA with NJ Transit for the construction of light rail commuter station.
Reuse assessment was completed as part of SRI.

Support discussions with developers about potential future site uses and possible alignment of cleanup/redevelopment efforts.

Support discussions with developers about appropriate site uses. Share IC information.
Potential alignment of capping with planned reuse.

Coordination with parties; PPI process.

Other Information	Site in Reuse?	Site Received SRI Support?
To attract private investment, City seeking funding for North Terminal development (coupled with a streamlined permitting/approval process) through DOT "TIGER" grant program (which is proposed for elimination under PRES BUD) or the state.	Yes	Yes
Florence Township condemned and designated the site property as a redevelopment area. A Revitalization Plan of the Route 130 Corridor was completed by Burlington County.	Yes	Yes
Enforcement concerns with ability to use agreement as a tool.	Yes	No
	Yes	
	Yes	No
Floridian Natural Gas is moving forward with purchase and redevelopment.	Yes	Yes

Summary

Continued use of commercial fishing port. Currently exploring opportunities to spur and expand local revitalization through a new North Terminal for the port and making riverside properties available for commercial and residential redevelopment as cleanup is completed.

A snapshot of the site is available and a cap was constructed allowing for redevelopment (e.g. shopping center). EPA continues to seek other opportunities and incorporate future reuse into the design of its remaining remedies including the self-storage warehouse and town DPW garage.

Light rail station exists on the site in a revitalization zone and a reuse plan underway.

Several developers have expressed interest in potential site reuse over the years. With the ROD finalized in July 2017, opportunities exist to engage with previous and new developers interested in the site.

Renaissance Park, a commercial business park, operates on the site which is located close to a commuter train. At the PRP's request, EPA has modified the remedy to make it appropriate for residential development and is working with the PRP to implement that remedy.

Cleanup finished in 2010. Monitoring and maintenance are ongoing. In 2016, adjacent property owners Revolution Recovery purchased the site property to expand their material recovery operation.

Redevelopment of gas facility underway.

4 Kerr-McGee Chemical Corp - Columbus Kerr-McGee Columbus

4 Kerr-McGee Chemical Corp - Jacksonville Kerr-McGee Jacksonville

4 Koppers Co., Inc. (Charleston Plant) Koppers Charleston

4 Pepper Steel & Alloys, Inc. Pepper Steel

4 Sanford Dry Cleaners

4 US Finishing/Cone Mills

5 Aircraft Components (D & L Sales) Aircraft Components

5 Allied Paper, Inc./Portage Creek/Kalamazoo River Allied Paper OU1 (Allied Landfill) and Panelyte Property (adjacent to OU1)

5 Arrowhead Refinery Co. Arrowhead

Columbus, MS	Vacant	Manufacturing/processing
Jacksonville, FL	Vacant	Manufacturing/processing
Charleston, SC		
Medley, FL	Vacant	Dump site for transformers
Sanford, FL		
Greenville, SC	Vacant/Abandoned Building	Manufacturing
Benton Harbor, MI	Golf Course	Mixed use (commercial/recreational)
Kalamazoo, MI	Landfill	Waste management
Hermantown, MN	Medical supply office, some storage facilities	Manufacturing/processing

Final	Site-wide RI/FS, some RA complete	EPA
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Final	RD	EPA/Trust
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Final		
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Final	O&M (non-LTRA)	EPA
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Final		
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Final	RI/FS	EPA/SCDHEC
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Final	LTRA	EPA
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Final	RD	PRP
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Final	Owner wants to sell to big box store, but has yet to sign UECA	MPCA
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Solar; mixed used scenario (including light industrial, solar, commercial, health center, etc.)	Multistate Environmental Response Trust
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Industrial Port	Greenfield Environmental Multistate Trust
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Commercial - Residential	
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Commercial/ Industrial	Private
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Former plan: Jeremiah Project was an early effort to purchase and redevelop the site into a planned community of housing, recreation and professional space. Informal proposal for Farmers Market.	American Fast Print
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Commercial/industrial or Recreational (Current: Golf course with brewery being built)	Private
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OU1: commercial/ light recreational; Panelyte: recreational/commercial at the Panelyte Property as part of broader redevelopment efforts Portage Creek Corridor	Other (bankruptcy trustee)
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Big box retail store	Bill Wilson
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In 2011, as part of a bankruptcy settlement, Tronox transferred ownership of the site to a Multistate Environmental Response Trust.

Multistate Bankruptcy Trust	TBD, possibly Jacksonville Port Authority	Begin and complete cleanup
3 parcels - one BFPP and 2 non-BFPP (purchased after action without BFPP status)	Mars Acquisitions - BFPP	Monolith developed across three parcels, 2 non BFPP parcels already in reuse above remedy. BFPP parcel has grading challenges caused by the monolith elevation. Options are limited to match grade and expand current building for use
PRP (Bankrupt)		Remedy selection, cleanup and interested developer.
BFPP	HARBOR SHORES BHBT LAND DEVELOPMENT, LLC	Development consistent with remedy and IC
Other (bankruptcy trustee)	City of Kalamazoo	Cost to implement remedy and long-term O&M
PRP	Several interested parties, including Best Buy	UECA not signed, land use restrictions needed for digging at depth. Also, restrictions on height due to proximity to airport.

Work with stakeholders in the City of Columbus, community and Multistate Environmental Response Trust on cleanup/redevelopment opportunities

Work with the Trust and potential purchasers to facilitate sale of the property (PPI process).
Approval of TI waiver

Allow property owner to evaluate strategic removal of small area of monolith to allow for regrading and tie in of the new building structure. Having a BFPP on this site that will execute O&M as needed is a huge added value for development. The RC is being finalized now but the BFPP has asked this to be expedited with FDEP so that they can close on the construction loan.

Work with the City of Sanford to address potential liability (windfall lien) to facilitate sale and redevelopment of the property.
Work with interested parties on the sale and redevelopment of the site property (PPI process).

EPA reviews plans to ensure construction is compatible with remedy and ICs

OU1: Need to complete Remedial Design and Remedial Action; Panelyte Property: Enforcement agreement with City and Redevelopment Authority at the Panelyte Property

Get UECA signed, then EPA reuse team can coordinate with potential buyers on reuse ideas

Environmental justice community	No	No
Remedy/reuse coordination to avoid a change in remedy later	No	No
Developer has offered over \$20 million to enhance the existing remedy to delist a portion of the site.	Yes	
The material will be restabilized inside the monolith footprint and be under pavement which is allowed by the CFR. The RPM, FDEP and DERM have worked together so that the development meets all requirements.	Yes	Yes
	No	
Integrated Cleanup Pilot	No	No
EPA and MDEQ have been working with Harbor Shores for the last 10 years to redevelop the Site. In 2007 the Site was redeveloped to Harbor Shores golf course. Currently, EPA and MDEQ are working with HS to redevelop a portion of the Site into a brewery.	Yes	No
Selected remedy envisioned and allowed for redevelopment at a portion of the property.	Yes	Yes
	Yes	Yes - Region 5

Site lies within an environmental justice community that is organized and determined to see the site returned to beneficial use. The site has been evaluated by NREL and is suitable for solar. Stakeholders have been asked about reuse desires by students from the small development program at Mississippi State University, a mixed use scenario (including light industrial, solar, commercial, health center, etc.) appeared to be favored. Students from MSU were also tasked to identify funding sources most suitable for the redevelopment/business opportunities that would have a reasonable interest. Some stakeholders have demonstrated tremendous success in identifying opportunities to partner with EPA, MDEQ and the Multistate Trust to cost effectively achieve a common goal (14th and 7th Avenue ditch remediation and road widening projects) while ensuring protection of human health and the environment. Potential investors are asking about redevelopment opportunities in the pine yard. Since the Trust has the funding available and voluntary excavation plans are being finalized, over 20 of the approximately 45 acres in the pine yard could be ready for redevelopment within the next 2 years.

Provided marketing sheet by Region.

Currently part of a planned mixed use development along the Ashley River

Trucking company and boat manufacturer onsite.

Provided marketing sheet by Region.

Golf course complete, brewery underway and history of EPA working with developer on larger plans.

Site has attracted commercial development and houses City Hall. City has interest in commercial development. The City described redevelopment effort at Panelyte Property in the May 2009 Portage Creek Corridor Reuse Plan.

Warehouse and storage facility onsite. Retail store interested but need UECA and ICs. OSRE opportunity?

5	St. Louis River Site	St. Louis River/Interlake/Duluth Tar (SLRIDT) and U.S. Steel (USS); Duluth/US Steel	
5	U.S. Smelter and Lead Refinery, Inc.	USS Lead	Zone 1 (OU1)
6	Many Diversified Interests, Inc.	MDI	
7	Armour Road		
8	Eagle Mine		
8	Libby Asbestos Site	Libby	OU5 of the Libby Asbestos site and Libby Groundwater site
8	Sharon Steel Corp. (Midvale Tailings)	Sharon Steel	Adjacent to Midvale Slag
9	Aerojet General Corp.	Aerojet	
9	MGM Brakes		
9	Operating Industries Inc. Landfill	OII	

Duluth, MN	Light industry, manufacturing, materials, wetlands	Manufacturing
East Chicago, IN	Public housing complex	Residential
Houston, TX	Vacant	Manufacturing
North Kansas City, MO	Unused	Manufacturing/processing
Minturn, CO	OU1: historical mining, OU3: undeveloped	Mining
Libby, MT	Industrial with some recreation	Mining and Wood treating
Midvale, UT	OU2: residential, OU1: vacant with recreational along Jordan River	Mining (former mill area and tailings pile)
Rancho Cordova, CA	Industrial	Manufacturing/processing
Cloverdale, CA	Industrial	Manufacturing/processing
Monterey Park, CA	Industrial	Waste management

Final	Most cleanup occurred in the 1990s, but new areas of contamination to be addressed.	MPCA
Final	RI/FS	EPA
Final	Deleted	Non-labile prospective purchaser
Final	RI/FS	PRP
Final	OU1: LTRA, OU3: RI/FS complete, Proposed Plans for ROD Amendment on OU1 and ROD on OU3 pending	OU1: PRP under State lead, OU3: BFPP
Final	OU5: RA Complete, Libby GW: Construction Complete	OU5: EPA-Lead, Libby GW: EPA Enforcement Lead
Deleted	O&M, Deleted site	EPA, State Lead O&M
Final	CC	PRP
Final	CC	PRP
Final	CC	PRP

Light industrial park	US Steel, Hallett Dock Co.; Maurices Inc, Cedar Bay, GKN
Commercial/industrial or residential	Local government
Plan recommended mixed residential, recreational and neighborhood-scale commercial uses for the site	Clinton Gregg Investments, Ltd
Retail/commercial/mixed; Current site redevelopment plans include a fast food restaurant, an access road, as well as other commercial/retail facilities; Redevelopment of the site has been critical as it provides an access road that will allow the larger adjacent redevelopment.	Local government
OU3 includes large areas of potential residential development	Battle Mountain Development
Current thoughts are additional commercial and recreational opportunities.	Port Authority and International Paper
Potential commercial and high density residential reuse on OU1; Utility and transportation infrastructure to support commercial/residential mixed use development.	Private investment group and city ownership
Commercial/Residential	Private
Commercial/Warehousing	Private
Commercial	Private

PRP; Innocent Landowners

Innocent land owner		Lead and arsenic contamination
Non-labile prospective purchaser		
PRP	Municipal	None; Site buildings have been demolished and source areas removed. Site and surrounding properties have been acquired by the City. ROD planned. City and developer are highly motivated.
BFPP	Battle Mountain Development	Completion and publication of proposed plans including a potential lead consultation and issuance of decision documents.
Solvent	Port Authority	Port Authority has struggled to attract and retain commercial businesses. Libby is remote. Now that cleanup has been completed at this portion of the site, we are trying to assist the property owners and local government in exploring viable options to assist with job creation and retention in this area, along with increased recreational/tourism
Current investment group was not associated with mining, took title following cleanup.	Gardner Company (Was major developer on adjacent Midvale Slag site.)	Former tailings pile portion of OU is capped and has steep slopes. Cap is about 20 years old.
PRP	Unknown	None
PRP	Bear Republic Brewery	None
PRP	M&M Realty Partners	Landfill cap

Facilitate final cleanup.

ROD Amendment, then re-negotiate with PRPs for cleanup

No issues at the moment; Region working with current and future property owner regarding land transfer.

Expedite development of BFPP agreement/reasonable steps letter, perhaps other support (ready for reuse, other).

Continued support for SRI regional seed, possible other federal economic redevelopment outreach and other support (ready for reuse determination, reasonable steps, other)

Resources to review proposed modifications to cap and remedy, and for development of a reasonable steps letter to second developer.

Partial delisting
Site Closeout and Deletion

Enforceable agreement with developer needed

	No	Yes
Mayor of East Chicago needs to determine future use after demolition of public housing complex.	Yes	Yes - Region 5
	No	Yes
The Region has worked extensively with the city and the performed Settling Defendants over the years through removal actions and otherwise to position this site for redevelopment. Source was removed under removal authority, RI/FS to address groundwater is ongoing.	No	No
EPA has been working with the developer for over a decade to meet EPA and state requirements for cleanup and future use.	Yes	No
Reuse discussions were attempted some years ago, but issues surrounding the cleanup were a higher priority for most stakeholders at that time. As most of the cleanup is now completed, the timing is better. One reuse visioning session was held in April 2017, and a second very successful one in November 2017.	Yes	Yes
Finding a potential reuse of this site has been a long-term goal of Midvale City, UDEQ and EPA. The previous investment group was not able to move it forward. Reasonable steps comfort letter is final and the primary developer purchased the property in November 2017.	Yes	Yes
Current VI investigation	Yes	Yes
3-year option to purchase exists	Yes	Yes
Developer has purchased uncapped portion of North Parcel and is constructing mall.	Yes	No

Current SRI Regional Seed; Willing and able city leadership with waterfront property. Duluth Port Authority has expressed interest in developing a 120-acre light industrial park. MPCA working to fast track cleanup.

Housing complex needs to be demolished first; school and businesses onsite.

Will be homes, resulting in construction jobs; EPA SRI supporting a Ready for Reuse (RfR) Determination.

Developers, PRP, City and EPA motivated to move property towards redevelopment, no barriers noted. The site redevelopment serves as a crucial cornerstone for the overall \$155M redevelopment that is currently occurring along this corridor of the city.

Residential developer interested and has worked with EPA and State on plans for years. Decision document for OU3 was signed in September 2017.

Current SRI Regional Seed; Reuse planning is underway and park was developed onsite. Need to attract business to Libby. Former industrial site with rail that needs assistance retooling for regional markets.

Previous SRI Regional Seed; Commercial and residential development supported by stakeholders. City has received a cooperative agreement to assist with implementation and oversight of ICs, (funded from special account.)

Existing business use. Interest by City to develop area.
Few barriers and interest from brewery. Previous SRI Regional Seed: Ready for Reuse (RfR) Determination
Commercial redevelopment occurring now. Few barriers.

10	Bunker Hill Mining & Metallurgical Complex	Bunker Hill	
10	Frontier Hard Chrome, Inc.		
10	McCormick & Baxter Creosoting Co. (Portland Plant)		Located within the Portland Harbor Superfund site
10	Portland Harbor		Terminal 4, Premier Edible Oils and Time Oil
10	Quendall Terminal		

Smelterville, ID	Public services, commercial, recreational, ecological, residential	Mining
Vancouver, WA	Vacant	Industrial; plating operations
Portland, OR	Vacant, revegetated with native plant species that prevent erosion	Wood treatment operations
Portland, OR	There are public beaches and parks within the site and recreational uses of the river in the site. The McCormick & Baxter Creosoting Co. is also located within the site.	10-mile stretch of the lower Willamette River known generally as Portland Harbor, and associated upland source properties
Renton, WA	Vacant	Creosote manufacturing, logging and oil storage

Final RA

Final CC EPA

Final CC

Final RA PRP-funded

Final Proposed Plan PRP

Bunker Hill has several success stories (Silver Mountain Resort, Galena Ridge Golf Course, Walmart, etc.) in redevelopment already, but there is more work to do. There is an existing state land transfer team that manages the state-owned superfund properties and has a policy in place to ensure the highest and best use for properties as redevelopment and reuse occurs.

Parking lot and potential for use of 3-story building.

Likely future reuse includes passive and active recreational use; University of Portland's 2013 Master Plan includes the possibility of obtaining the property for future redevelopment primarily associated with athletic fields and other, similar land use.	University of Portland
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Industrial; Terminal 4 is a 262-acre multi-purpose facility currently owned by the Port of Portland. The Port plans to revitalize the existing seven berths designed to handle a wide range of cargoes including automobiles, steel, forest products, and liquid and dry bulk.	Port of Portland; include McCormick site owned by University of Portland
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Mixed commercial/residential

Private

BFPP	University of Portland	Additional institutional controls will be completed for this Site. During cleanup, the former facility was revegetated with native plant species that prevent erosion (Cottonwoods)
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BFPP	University of Portland	
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	Private	Current owners cannot afford cleanup; Ongoing investigations into potential PRPs present unique liability and settlement issues; Redevelopment will likely require substantial loans, additional development partners, or some other form of third party funding.
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Idaho DEQ has recently requested support from SRI to help with evaluation of reuse opportunities for several properties including:

Central Impoundment Area – former tailings and gypsum impoundment, 200+ acres, has plastic geomembrane liner. Government Gulch – somewhat narrow corridor of roughly 25 developable acres currently being filled/leveled. Slag Pile Area – 30 flat acres with Interstate frontage and good road access – probably easiest to develop. Smelterville Flats – Most of the non-floodplain properties have already been transferred to private owners for development. Opportunity for recreation/river access facilities on remaining property in the floodplain /floodway. Forested Hillsides – Seemingly limited potential for development, but perhaps worthy of an outside perspective. Other Repositories – Anything we can do for long term (30+ years) planning to promote future development at current active disposal facilities.

Additional institutional controls will be completed for this Site.

The Port recently met with Albert Kelly and Byron Brown expressing willingness and interest in beginning remedial design and cleanup actions. Region 10 will start conversations with the Port to discuss paths forward to initiate negotiation for design and cleanup activities.

	Yes	Yes
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Region 10 is in the early stages of working on site deletion documentation.	Yes	No
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EPA entered into a BFPP Agreement with the University of Portland in 2006 that pertains to both the McCormick & Baxter Site and the adjacent Triangle Park Site.	Yes	No
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Terminal 4, Time Oil and Premier Edible Oils are properties located between River Miles (RM) 3.4-5.1 on the east side of the Portland Harbor Superfund Site. Time Oil is currently in bankruptcy. Premiere Edible Oils has been actively seeking interested investors.	Yes	No
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PRP lead may become Fund lead depending on PRP liability investigations and financial resources.	No	Yes
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SRI awarded the City of Kellogg community group, Panhandle Health District (PHD), a Pilot grant in 2001 that they used to develop and maintain a coordinated, valley-wide approach to cleanup and reuse. This approach, which includes the provision of site investigation data to developers for their environmental due diligence and financing, has allowed for the successful redevelopment of significant portions of the site.

The site is located in the area immediately north of the Columbia River and east of I-5; an area with potential for economic revitalization. Part of the area will be parking lot and there is potential for use of 3-story building. Even before cleanup reached completion, interested parties began looking at potential redevelopment opportunities for the riverfront site. In 2001, the City of Portland Bureau of Planning, under a grant from EPA, conducted a Site Reuse Assessment. The assessment, endorsed by the Portland City Council, clarified that likely future reuse includes passive and active recreational use. University of Portland's 2013 Master Plan includes the possibility of obtaining the property for future redevelopment primarily associated with athletic fields and other, similar land use. EPA entered into a Bona Fide Prospective Purchaser Agreement with the University of Portland in 2006 that pertains to both the McCormick & Baxter Site and the adjacent Triangle Park Site. The University completed its purchase and cleanup of the Triangle Park Site. The University has pursued zoning changes for both Sites to enable it to develop the land into athletic fields. The University agreed to put aside \$3 million for cleanup activities and to allow the public to access the extension of the City's riverfront trail.

Strong interest in mixed use redevelopment – plans laid out for 10 buildings with retail ground floor and residential above. Owner is seeking appropriate permitting, but does not have financials in place to perform cleanup or fund redevelopment. SRI supported a reuse suitability assessment to compare reuse plans and remedy considerations, and to develop recommendations to support a future use that is feasible and protective of the remedy.